CHOICE PROPERTIES
Estate Agents

23 Harding Close, Sutton-On-Sea, LN12 2NB

Offers Over £150,000

PRICED FOR A QUICK SALE-Choice Properties are pleased to offer for sale this three bedroom detached bungalow, located in a quiet residential cul-de-sac, only a short walk from both the beaches and local amenities on offer in Sutton on Sea. Presenting a modern and well maintained interior, the property further offers an outside store, enclosed gardens and off road parking. Offered with no onward chain, early viewing is advised.

34 High Street, Sutton on Sea, Lincolnshire, LN12 2 HB
Tel: (01507) 443777 Email: sutton@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No04839633 • Registered Office:16 South Market Place, Alford, Lincolnshire, LN13 9 AE

The Property Ombudsman
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Benefiting from solar panels, a mains gas central heating system and uPVC double glazing throughout, the well presented accommodation comprises:-

Kitchen/Dining Room
22'04" x 8'00"
Front composite door leading into the remarkably airy kitchen/dining room benefiting from a ceiling lantern and double opening 'French' doors to the garden an fitted with a rage of cupboards and base units with worktop over, one and a half bowl resin sink with drainer and mixer tap, four ring induction hob, integrated electric oven, integrated fridge and integrated freezer, space and plumbing for a washing machine, space and plumbing for a dishwasher, tiled flooring, ample space for a dining table and the kitchen/dining room also houses the wall mounted 'Biasi' combination boiler; supplying both the central heating and hot water systems.

Hallway
4'11" x 10'09"
Inner 'L' shaped hallway with laminate flooring, loft access and doors to:

Reception Room
8'05" x 17'11"
Light and airy reception room with sliding patio doors to the rear garden, laminate flooring, double aspect windows, a TV aerial and the reception room also houses the wall mounted consumer unit and solar panel controls.

Bedroom 1
11'08" x 10'01"
Double bedroom with a built in triple wardrobe.

Bedroom 2
10'08" x 7'05"
Double bedroom with a fitted single bunk bed.

Bedroom 3
7'08" x 6'07"
Fitted with a telephone point, ideal space for a third bedroom or home study.

Bathroom
5'05" x 6'08"
Fitted with a three piece suite comprising a panelled bath tub with mixer tap, hand wash basin with mixer tap; built into vanity and a WC with dual flush button, heated towel rail and tiled flooring.

Driveway
Gravelled driveway providing off road parking.

Outside Store
With a side uPVC pedestrian door, power and lighting.

Garden
To the rear of the property you will find an enclosed garden, laid mostly to lawn with timber fencing to the boundaries. The rear garden additionally benefits from a paved patio seating area as well as a useful timber shed a small timber decked seating area.

Tenure
Freehold.

Viewing arrangements
Viewing by appointment through Choice Properties on 01507 443777.

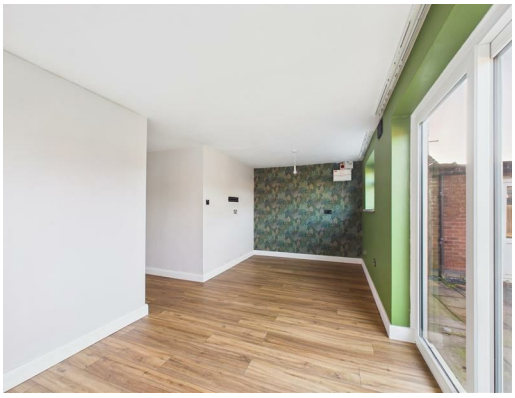
Opening hours
Monday - Friday: 9.00am - 5.00pm
Saturday: 9.00am - 3.00pm

Making an offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Council tax band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



CHOICE PROPERTIES
FOR SALE

Floor 0 Building 1

Floor 0 Building 2

Approximate total area(1)

823 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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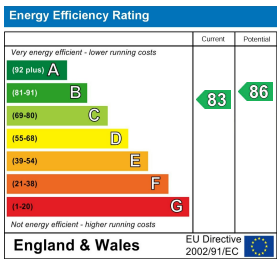
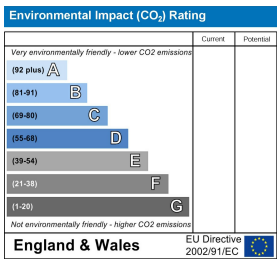
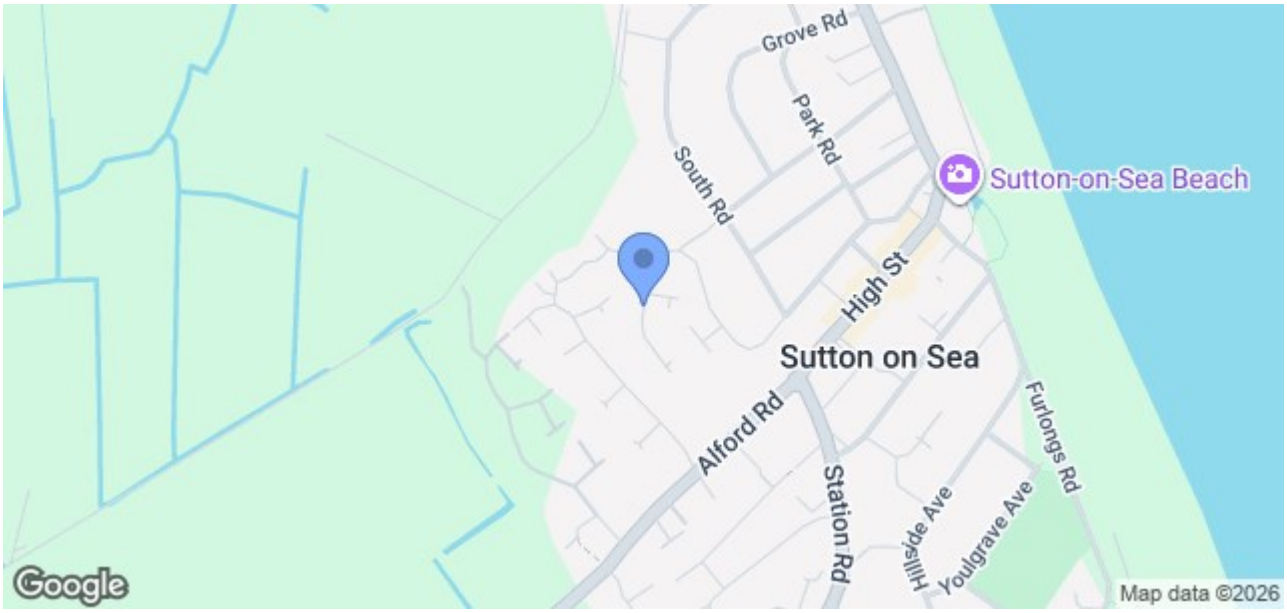
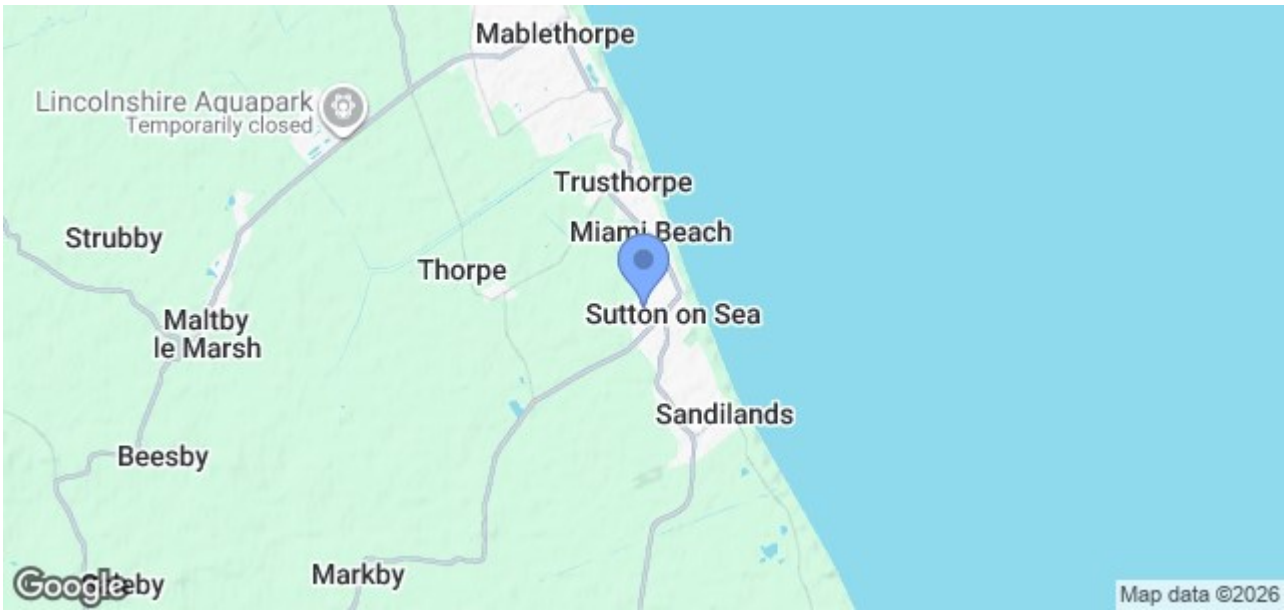
Directions

From our Sutton on Sea office, head left, taking your first left on to Cromer Avenue, at the end of the road turn left again on to Marine Avenue and follow the road along. Take your third left, just after the left hand bend, on to Harding Close and number 23 can be found about half way along on your right hand side.